

August 19, 2003 CPC



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

03SN0161

Michael T. Barr

Bermuda Magisterial District
Curtis Elementary, Chester Middle and Thomas Dale High School Districts
East line of Old Centralia Road

REQUEST: Rezoning from Agricultural (A), Residential (R-15), Light Industrial (I-1) and General Business (C-5) to Residential (R-12).

PROPOSED LAND USE:

A single family residential subdivision containing a maximum of 130 dwelling units with a minimum lot size of 12,000 square feet is planned.

RECOMMENDATION

Recommend approval for the following reasons:

- A. The proposed zoning and land use conform to the Chester Village Plan which suggests the property is appropriate for single family residential use of 1.01 to 4 units per acre.
- B. The proposed zoning and land use are representative of existing and anticipated development.
- C. The proffered conditions address the impacts of this development on necessary capital facilities, as outlined in the Zoning Ordinance and Comprehensive Plan. Specifically, the need for schools, parks, libraries, fire stations and transportation facilities is identified in the County's adopted Public Facilities Plan, the Thoroughfare Plan and the Capital Improvement Program and the impact of this development is discussed herein. The proffered conditions adequately mitigate the

Providing a FIRST CHOICE Community Through Excellence in Public Service.

impact on capital facilities, thereby insuring adequate service levels are maintained and protect the health, safety and welfare of County citizens.

- (NOTES:
- A. THE ONLY CONDITION THAT MAY BE IMPOSED IS A BUFFER CONDITION. THE PROPERTY OWNER MAY PROFFER OTHER CONDITIONS.
 - B. IT SHOULD BE NOTED THAT THE PROFFERED CONDITIONS WERE NOT SUBMITTED AT LEAST THIRTY (30) DAYS PRIOR TO THE COMMISSION'S PUBLIC HEARING PER THE "SUGGESTED PRACTICES AND PROCEDURES." THE "PROCEDURES" SUGGEST THAT THE CASE SHOULD BE DEFERRED IF REPRESENTATIVES FROM THE AFFECTED NEIGHBORHOOD(S), STAFF AND THE COMMISSIONERS HAVE NOT HAD SUFFICIENT TIME TO EVALUATE THE AMENDMENTS. STAFF HAS HAD AN OPPORTUNITY TO THOROUGHLY REVIEW THE PROFFERS.

PROFFERED CONDITIONS

1. Public water and wastewater shall be used. (U)
2. The applicant, subdivider, or assignee(s) shall pay the following to the County of Chesterfield at the time of building permit application for infrastructure improvements with in the service district for the property:
 - A. \$8,792.00 per dwelling unit, if paid prior to July 1, 2003; or
 - B. The amount approved by the Board of Supervisors not to exceed \$8,792.00 per dwelling unit adjusted upward by any increase in the Marshall and Swift building cost index between July 1, 2002, and July 1 of the fiscal year in which the payment is made if paid after June 30, 2003.
 - C. In the event the cash payment is not used for which proffered within 15 years of receipt, the cash shall be returned in full to the payor. (B&M)
3. Except for timbering approved by the Virginia State Department of Forestry for the purpose of removing dead or diseased trees, there shall be no timbering on the Property until a land disturbance permit has been obtained from the Environmental Engineering Department and the approved devices installed. (EE)
4. All dwelling units shall have a minimum gross floor area of 1800 square feet. (P)
5. All exposed portions of the foundation of each dwelling unit shall be faced with brick or stone veneer. Exposed piers supporting front porches shall be faced with brick or stone veneer. (P)

6. Construction traffic for initial development on the subject property shall be prohibited on Tuscola Drive through the Mineola Heights Subdivision. (P)
7. No access shall be permitted to connect to Centralia or Old Centralia Roads. (T)
8. The maximum density of this development shall not exceed 130 lots. (P)
9. The developer shall be responsible for notifying by registered, certified or first class mail, the owners of record of properties adjoining the limits of properties included in Case 03SN0161 of the submission of any tentative subdivision plan. Such notification shall occur as soon as practical, but in no event less than twenty-one (21) days prior to approval or disapproval of the plan. The developer shall provide the Planning Department with an affidavit that such notice has been sent. (P)

GENERAL INFORMATION

Location:

East line of Old Centralia Road at Centralia Road and the west line of Route 288. Tax IDs 789-663-8217; 789-664-5240 and 7152; 789-665-Part of 0710; 790-663-Part of 6322; and 790-664-5317 (Sheet 26).

Existing Zoning:

A, R-15, I-1 and C-5

Size:

85.5 acres

Existing Land Use:

Vacant

Adjacent Zoning and Land Use:

North - I-1, C-5 and A; Vacant

South - I-1, R-12 and R-15; Single family residential or vacant

East - R-12; Single family residential or vacant

West - R-9 and A; Single family residential or vacant

UTILITIES

Public Water System:

There is an existing sixteen (16) inch water line extending along Centralia Road adjacent to this site. In addition, a twelve (12) inch water line extends along a portion of Hamlin Creek Parkway, and terminates approximately 150 feet west of this site. Use of the public water system has been proffered. (Proffered Condition 1)

Public Wastewater System:

There is a forty-two (42) inch wastewater trunk line extending along Proctors Creek, approximately 400 feet north of the request site. In addition, there is a ten (10) inch wastewater sub-trunk line adjacent to the eastern-most corner of this site. Use of the public wastewater system has been proffered. (Proffered Condition 1)

ENVIRONMENTAL

Drainage and Erosion:

The property drains north under Route 288 and eventually into Proctors Creek. The property is wooded and, as such, should not be timbered without first obtaining a land disturbance permit. This will ensure that adequate erosion control measures are in place prior to any timbering (Proffered Condition 3). Currently, there are no on- or off-site drainage or erosion problems and none are anticipated with development.

PUBLIC FACILITIES

The need for fire, school, library, park and transportation facilities is identified in the Public Facilities Plan, the Thoroughfare Plan and the Capital Improvement Program. This development will have an impact on these facilities.

Fire Service:

The Public Facilities Plan indicates that emergency services calls are expected to increase forty-five (45) percent by 2015. Eight (8) new fire/rescue stations are recommended for construction by 2015 in the Plan. Based on 130 dwelling units, this request will generate approximately thirty (30) calls for fire and emergency medical services each year. The applicant has addressed the impact on fire service. (Proffered Condition 2)

Currently, fire protection and emergency medical services are provided by the Centralia Fire/Rescue Station, Company Number 17. When the property is developed, the number of hydrants, quantity of water needed for fire protection and access requirements will be evaluated during the plans review process.

Schools:

Approximately sixty-nine (69) school age children will be generated by this development. The site lies in the Curtis Elementary School attendance zone: capacity - 675, enrollment - 712; Chester Middle School attendance zone: capacity - 690, enrollment - 736; and Thomas Dale High School attendance zone: capacity - 1,650, enrollment - 1,945.

This development will have impact on area schools. The applicant has agreed to participate in the cost of providing for area school needs. (Proffered Condition 2)

Libraries:

Consistent with Board of Supervisors' policy, the impact of development on library services is assessed Countywide. Based on projected population growth, the Public Facilities Plan identifies a need for additional library space throughout the County. Taking into account the facility improvements that have been made since the Plan was published, there is still an unmet need for additional library space throughout the County.

The proposed development would most likely affect the Chester Library. The Plan indicates a need for additional library space in this area of the County. The impact on library needs has been adequately addressed. (Proffered Condition 2)

Parks and Recreation:

The Public Facilities Plan identifies the need for four (4) new regional parks. In addition, there is currently a shortage of community park acreage in the County. The Plan identifies a need for 625 acres of regional park space and 116 acres of community park space by 2015. The Plan also identifies the need for neighborhood parks and special purpose parks and makes suggestions for their locations.

The Chester Village Plan calls for the expansion of pedestrian circulation and recreation facilities. The 2002 Parks and Recreation Master Plan indicated that Chesterfield County has a significant deficiency in linear park land for biking, hiking and horseback riding, with a demand for over 200 additional miles in 2010.

The opportunity to expand the existing Chester Linear Park to serve walkers and bicyclists in residential neighborhoods northeast of Old Centralia Road will be lost with the development of these parcels, which contain approximately one-half (½) mile of the abandoned railroad bed. However, connecting this portion of the railroad to Chester Linear Park would be difficult and expensive. The applicant has offered measures to assist in addressing the impact of this proposed development on Parks and Recreation facilities. (Proffered Condition 2)

Transportation:

The property (84.9 acres) is currently zoned Agricultural (A), Residential (R-15), Light Industrial (I-1) and General Business (C-5). The applicant is requesting rezoning to Residential (R-12) and has proffered a maximum density of 130 lots (Proffered Condition 8). Based on single-family trip rates, development could generate approximately 1,250 average daily trips. Some of these vehicles will be distributed along Chester Road, which had a 2002 traffic count of 19,373 vehicles per day.

To address neighborhood concerns, the applicant has proffered a condition that no direct access will be provided from the property to Centralia Road or Old Centralia Road (Proffered Condition 7). The applicant intends to develop the property with access to Hamlin Creek Parkway and with access through an adjacent residential zoned parcel to the south to Mineola Drive. The Subdivision Ordinance requires that subdivision streets must conform to the Planning Commission Stub Road Policy, which suggests that traffic volumes on those streets should not exceed an acceptable level of 1,500 vehicles per day. Extension of Hamlin Creek Parkway through the subject property and through the adjacent parcel to the south to Mineola Drive could provide a potential "cut-through" route from Mineola Drive to Chester Road. Traffic generated from development of the subject property and the adjacent parcel, plus anticipated cut-through traffic could increase the traffic volume on the new subdivision streets beyond the acceptable level. It will be necessary for the developer to provide a "no-lot frontage" road (i.e., residential collector) through part of the property or provide a circuitous street network from Mineola Drive to Hamlin Creek Parkway to discourage cut-through traffic.

The traffic impact of this development must be addressed. Area roads need to be improved to address safety and accommodate the increase in traffic generated by this development. The applicant has proffered to contribute cash, in an amount consistent with the Board of Supervisors' policy, towards mitigating the traffic impact of this development. (Proffered Condition 2)

At time of tentative subdivision review, specific recommendations will be provided regarding stub road rights of way to adjacent properties and the proposed internal street network.

Financial Impact on Capital Facilities:

		<u>PER DWELLING UNIT</u>
Potential Number of New Dwelling Units	130*	1.00
Population Increase	353.60	2.72
Number of New Students		
Elementary	31.20	0.24
Middle	16.90	0.13
High	22.10	0.17
TOTAL	70.20	0.54
Net Cost for Schools	630,110	4,847
Net Cost for Parks	90,090	693
Net Cost for Libraries	48,750	375
Net Cost for Fire Stations	52,130	401
Average Net Cost for Roads	534,170	4,109
TOTAL NET COST	1,355,250	10,425

* Based on a proffered maximum number of units. (Proffered Condition 8)

As noted, this proposed development will have an impact on capital facilities. This request is seeking the ability to develop dwelling units on 84.9 acres of property, of which 2.5 acres were previously zoned R-15. The applicant has proffered that a maximum of 130 units will be developed. In accordance with existing policy, a credit of three (3) units can be given and applied to units developed on the R-15 property. Policy does not permit the transfer of these credits to other parcels beyond the R-15 boundaries. Accordingly, the applicant has been advised that a maximum cash proffer of \$9,000 per dwelling unit would defray the cost of the capital facilities necessitated by this proposed development for any unit developed outside of the R-15 boundaries and for any unit in excess of three (3) units on the R-15 property.

The applicant has been further advised that in an effort to simplify administration of the cash proffer, payment in the amount of \$8,792 for each of the 130 dwelling units would be acceptable. Doing so is equivalent to paying \$9,000 on 127 units. The applicant has proffered cash in the amount of \$8,792 per dwelling unit to assist in defraying the cost of this proposed zoning on such capital facilities (Proffered Condition 2). The cash proffer is applicable to all units developed in accordance with this proposed rezoning. Staff finds this cash proffer acceptable.

Note that circumstances relevant to this case, as presented by the applicant, have been reviewed and it has been determined that it is appropriate to accept the cash proffer in this case.

LAND USE

Comprehensive Plan:

Lies within the boundaries of the Chester Village Plan which suggests the property north of the creek line is appropriate for single family residential use of 2.51 to 4.0 dwelling units per acre and property south of the creek line is appropriate for single family residential use of 1.01 to 2.5 dwelling units per acre.

Area Development Trends:

Area properties are zoned agriculturally and residentially and are characterized by single family residences within subdivisions and on acreage parcels and vacant land. The property to the northwest is zoned commercially and occupied by office-warehouse uses. It is anticipated that residential zoning and land use patterns will continue in the area consistent with densities suggested by the Plan.

Zoning History:

That portion of the subject property currently zoned Light Industrial (I-1) was originally part of a Light Industrial (I-1) zoned tract containing approximately 283 acres. On January 23, 1980, the Board of Supervisors approved a rezoning of a 176 acre portion of this tract, located to the east, south and west of the subject property, from Light Industrial (M-1) to Residential (R-12 and R-15) (Case 79S118). This adjacent residentially zoned property was subsequently developed as Mineola Subdivision. In addition, with this same case, a forty-seven (47) acre tract was rezoned from Agricultural (A) to General Business (B-3), which incorporated a portion of the subject property currently zoned General Commercial (C-5).

On February 28, 2001, the Board of Supervisors approved a rezoning of a 36.3 acre portion of the remaining 107 acre Light Industrial (I-1) tract to Residential (R-12) with Conditional Use Planned Development and denied a request for Neighborhood Office (O-1) use exceptions on property adjacent to and south of the subject property. (Case 01SN0150)

Density:

As noted herein, the property lies within two (2) suggested density ranges of the Plan. For that portion of the property located north of the stream (32.98 acres), the Plan suggests residential densities of 2.51 to 4.0 units per acre. For that portion of the property located south of the stream (52.5 acres), the Plan suggests residential densities of 1.01 to 2.5 units per acre. The applicant has proffered that a maximum total number of dwelling units within the entire project will not exceed 130 units for an overall development density of 1.5 units per acre. (Proffered Condition 8)

Dwelling Size and Architectural Treatment:

To address concerns of area property owners and the Bermuda District Planning Commissioner, proffered conditions address minimum house size and the treatment of foundations and exposed piers supporting porches. (Proffered Conditions 4 and 5)

Construction Traffic:

Proffered Condition 6 prohibits construction traffic for initial development on the subject property from using Tuscola Drive through the Mineola Heights Subdivision. This proffered condition is difficult, if not impossible, for staff to enforce. Staff recommends that this proffered condition not be accepted.

Notification:

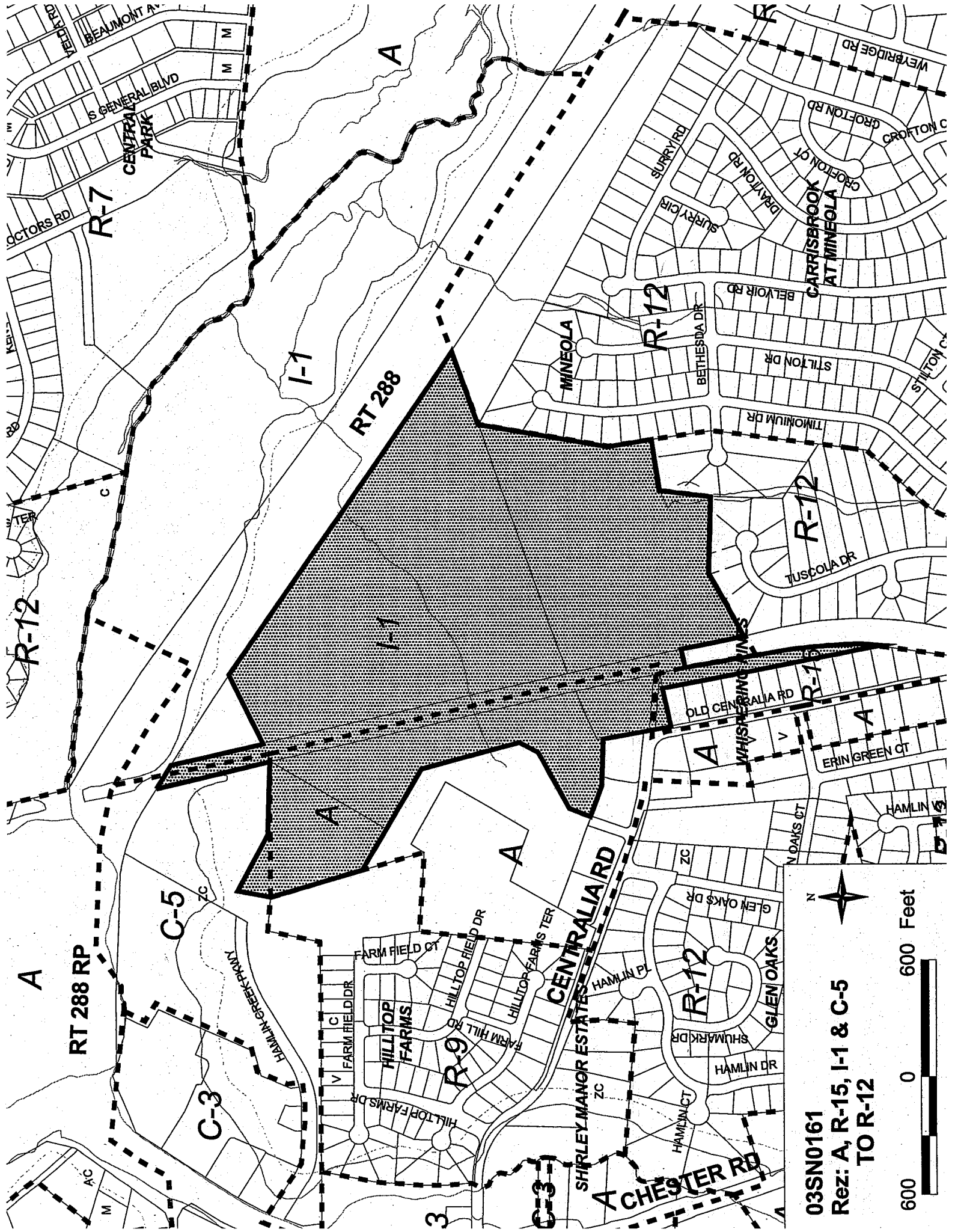
In response to area residents' concerns, proffered conditions require the developer to notify the property owners adjacent to the subject property of the submission of tentative subdivision plans. (Proffered Condition 9)

CONCLUSIONS

The proposed zoning and land use conform to the Chester Village Plan which suggests the property is appropriate for single family residential use of 1.01 to 4.0 units per acre. The applicant has proffered that a maximum of 130 dwelling units for an overall development density of 1.5 units per acre, which is consistent with densities recommended by the Plan. The proposed zoning and land use are representative of existing and anticipated development.

The proffered conditions address the impacts of this development on necessary capital facilities, as outlined in the Zoning Ordinance and Comprehensive Plan. Specifically, the need for schools, parks, libraries, fire stations and transportation facilities is identified in the County's adopted Public Facilities Plan, the Thoroughfare Plan and Capital Improvement Program and the impact of this development is discussed herein. The proffered conditions adequately mitigate the impact on capital facilities, thereby insuring adequate service levels are maintained and protect the health, safety and welfare of County citizens.

Given these considerations, approval of this request is recommended.



03SN0161

Rez: A, R-15, I-1 & C-5
TO R-12

